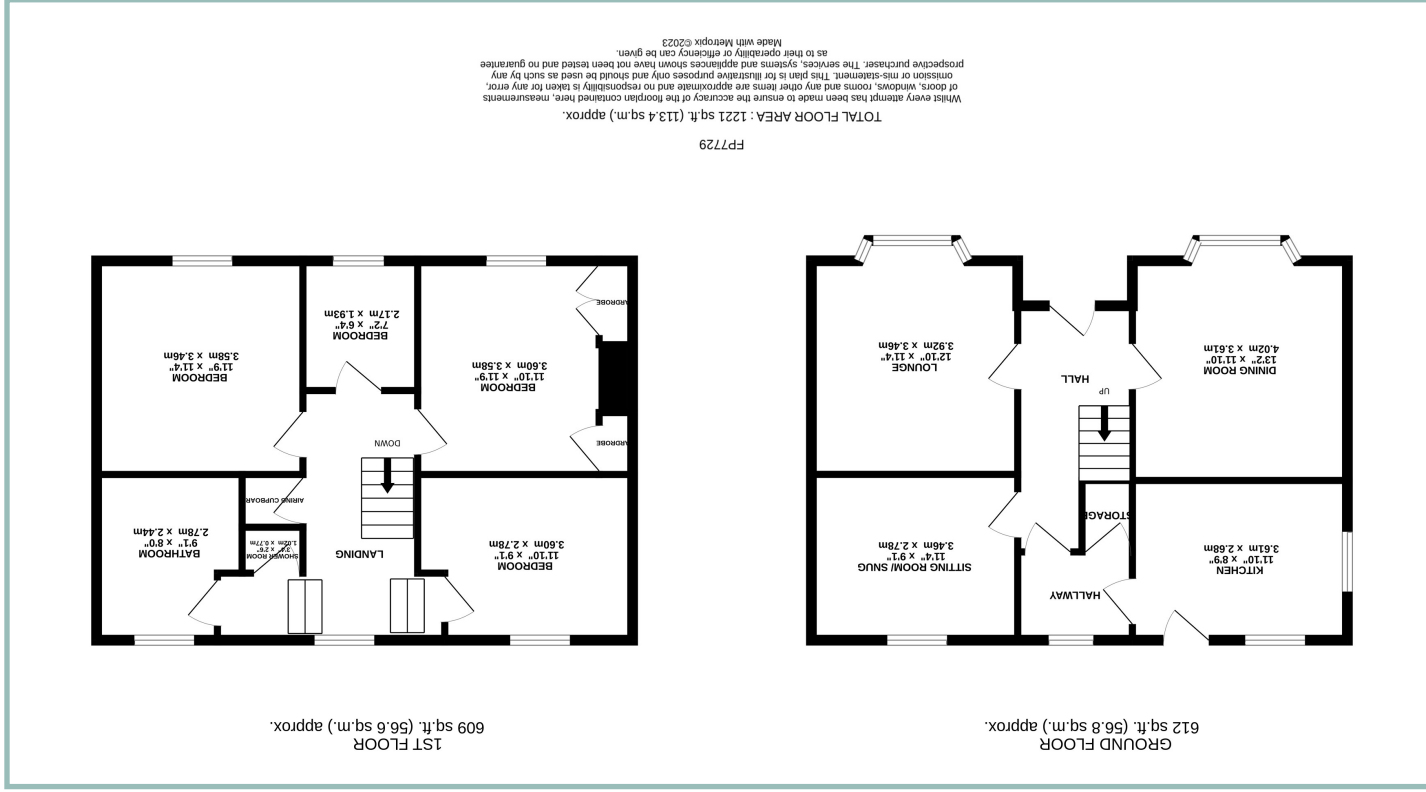


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Attractive Detached Four Bedroom Home Enjoying Far Reaching Views

Description

Situated in an elevated position above the village, Awelfryn enjoys the most stunning, far reaching and varied views taking in the countryside, mountains sea, Anglesey and the beautiful sunsets.

The property enjoys lovely well tended gardens, and a sunny aspect which floods both the garden and house with light.

The well maintained accommodation comprises: Partial open arched porch which provides access into the reception hall, lounge dining room, rear hall area with access into the under-stairs storage cupboard. Snug with future fireplace and kitchen which has space for an electric oven and hob, fridge, freezer and space and plumbing for a washing machine.

To the first floor: Good size landing with feature stained glass window with secondary glazed unit, three double bedrooms and a single bedroom. Family bathroom and separate shower cubicle. Mostly UPVC double glazing and electric storage heaters with a separate hot water cylinder.

To the outside there is a foot gate to the front providing access into the lovely landscaped front garden which is mainly laid to lawn with tiered walled raised planting areas, and a side pathway leading to the front seating area from which to enjoy the stunning views. There is a lawned side garden and rear yard area with workshop/store with W.C. Steps lead up to a further lawned area and pathway to the good size garage which has power and light and under garage store (limited head height). Parking area for two/three vehicles.

- * ATTRACTIVE DETACHED FOUR BEDROOM FAMILY HOME
- * ENJOYS SUPERB FAR REACHING VIEWS
- * ELEVATED LOCATION ABOVE THE VILLAGE
- * GARAGE & DRIVEWAY PARKING
- * LOVELY WELL MAINTAINED GARDENS
- * NO CHAIN

Entrance Hallway

13' 5" x 6' 4" 4.09m x 1.93m



4 Bedroom Detached House

AWELFRYN
MOUNT ROAD
LLANFAIRFECHAN
CONWY
LL33 0HB

NO CHAIN

£460,000

REDUCED FROM £475,000

Reference Number: FP7729

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Mount Road is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village, left at the traffic lights, pass the shops, left onto Bryn Road, bear left onto Mount Road, proceed up the hill where Awelfryn can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Attractive Detached Four Bedroom Home Enjoying Far Reaching Views

Lounge

12' 6" x 11' 10" 3.81m x 3.60m

Dining Room

12' 7" x 11' 10" 3.83m x 3.60m

Snug

11' 4" x 8' 11" 3.45m x 2.71m

Kitchen

11' 10" x 8' 9" 3.60m x 2.66m



Understairs Storage

5' 8" x 2' 8" 1.72m x 0.80m

Landing

12' 8" x 10' 10" max 3.86m x 3.30m

Bedroom One

10' 8" x 10' 11" 3.25m x 3.32m



Bedroom Two

11' 10" x 10' 10" 3.60m x 3.30m



Bedroom Three

10' 8" x 8' 10" 3.25m x 2.69m



Bedroom Four

6' 5" x 7' 1" 1.95m x 2.16m



Bathroom

8' 11" x 8' 2.71m x 2.43m



Shower Room

4' 6" x 2' 7" 1.37m x 0.78m

Workshop/Store & W.C.

13' 7" x 6' 1" 4.14m x 1.85m

Garage

25' 9" x 10' 1" 7.85m x 3.07m Power and light.

Under Garage Store

9' 6" x 5' 10" 2.89m x 1.78m

4 Bedroom Detached House

AWELFRYN
MOUNT ROAD
LLANFAIRFECHAN
CONWY
LL33 0HB

NO CHAIN

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